

BOARD ACTION
FEBRUARY 16, 2006
WORKSHOP - BUILDING PROJECTS

	<p>The Lake County Board of County Commissioners met to discuss four building projects:</p> <ol style="list-style-type: none"> 1. Downtown Tavares Development (Parking Garage and Constitutional Officers' Building) 2. South Tavares Government Complex (Public Works, Public Safety, Sheriff Administration, Emergency Operations Center, Fleet Maintenance, Water Resource Laboratory and the Health Department Administration/Clinic) 3. Citrus Ridge Library 4. Expo Hall/Fairground Improvements 	
<p>APPROVED</p> <p>APPROVED</p>	<p>Downtown Tavares Development</p> <p>A presentation of three options by Robert Egleston and Douglas Kleppin of HLM Design, Heery International, Inc.; and Luis Diaz, HNTB</p> <p>Cindy Hall, County Manager, asked for direction from the Board to pursue whatever necessary steps need to be taken for one of the options.</p> <p>The Board approved to move forward with Option A.</p> <p>Jim Bannon, Director, Facilities Development and Management, clarified that the direction is that there needs to be some negotiation and acquisition of property. The architects are only contracted up to this stage of schematic design. The contract will need to be amended to get them to move their documents to a more advanced stage but staff will not direct the architects to move their documents until acquisition of the property is complete.</p> <p>The Board approved that, as soon as the property is acquired, the process would automatically roll into the second phase of the contract.</p>	BANNON/HALL

<p>APPROVED</p>	<p style="text-align: center;">South Tavares Government Complex A presentation of six options by William Starmer, Starmer Ranaldi, Planning and Architecture, Inc.</p> <p>After discussions of the options, Mr. Starmer noted that he will come back with a cafeteria plan with dollars to go to design development for option one, two and three.</p> <p>Ms. Hall clarified that Mr. Starmer's suggestion is that they would come back with all of the buildings in option three with costs for the design development and the Board can choose which ones to move forward.</p> <p>Mr. Bannon clarified that they will come back to the Board with an amendment to the present contract with Starmer Ranaldi which allows them to go potentially to option three to design development phase. He asked, under option three, if the EMS com center is in or out.</p> <p>Gary Kaiser, Director of Public Safety/Fire Chief, believes that there was a component for a com center in the first phase of the EOC design.</p> <p>Mr. Starmer agreed with Mr. Kaiser that, in terms of communication and phone call takers and dispatch, there is an element of EMS in there. He agreed with Commissioner Cadwell that, since they do the dispatch, it would be good for them to be in the EOC. The EMS office and fleet maintenance is a significant number so that would be pulled out as a separate phase.</p> <p>Ms. Hall asked, regarding the EMS phase and that part of the fleet, if the Board wants staff to come back with the design development costs of that portion also.</p> <p>Commissioner Cadwell stated that goes beyond option three.</p> <p>Mr. Bannon stated that it is only the com center taken under option three.</p> <p>The Board approved the concept of the master site plan in South Tavares.</p>	<p>BANNON/HALL</p>
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	<p style="text-align: center;">Downtown Tavares Development (Continued)</p> <p>Bob McKee, Lake County Tax Collector, asked for a discussion for a definitive timeline. He stated that the Property Appraiser's Office and Tax Collector's Office cannot be in transition between August and January of any year.</p> <p>Mr. Minkoff explained that his office has met with the property owners and appraisals will be done any day now. One property owner is amenable to a possible swap of property downtown. The other property owner indicated they do not want to move so the ultimate result will be use of eminent domain. Acquisition of the property will not impact the schedule because it can be completed before plans can be done.</p> <p>Regarding possible environmental issues on the Belton property, Mr. Minkoff stated that we are authorized, under the statute, to do environmental assessments and other tests on the property beginning immediately.</p> <p>Mr. Eggleston opined that they are in the six to seven month range in getting documents finished and it could take eight months or so for Centex to build the project. At the outside, that would be a year and a half. He opined that August 2007 is a realistic date for completion.</p> <p>Regarding eminent domain, Mr. Minkoff further explained that the statute requires 30 days notice after appraisals are done. The process can begin, most likely, by the first Board meeting in March 2006. Eminent domain could start in April and by June or July the property would have been acquired. He stated that the goal, obviously, is always to negotiate.</p>	BANNON/HALL
	<p style="text-align: center;">South Tavares Government Complex (Continued)</p> <p>Commissioner Cadwell stated that, even if the Sheriff's office is not moved, his fleet maintenance is a big problem and is a small portion of that project. He asked staff to look at the additional costs for that.</p> <p>With agreement of the Commission, Mr. Bannon will roll the Sheriff's fleet maintenance into that option.</p>	BANNON/HALL

	<p>Downtown Tavares Development (Continued)</p> <p>Mr. Bannon confirmed that he will enter into negotiations with the architects because they, in essence, finished with schematic designs. The architects will start moving toward construction documents for the parking garage and the Tax Collector's and Property Appraiser's building as approved under Option A.</p>	BANNON/HALL
APPROVED	<p>Citrus Ridge Library</p> <p>A presentation was made by Ward Friszolowski, Harvard Jolly</p> <p>Mr. Bannon confirmed that the project is in for DRS/permitting February 14, 2006. Anticipate bidding around April 2006, construction beginning sometime in June 2006 with an anticipated completion date of July 2007. The images being shown today were, in essence, approved previously. The goal is approval as the aesthetic for the project and approval to go out to bid.</p> <p>The Board approved to go to design bid on the Citrus Ridge Library project.</p>	BANNON/HALL
	<p>South Tavares Government Complex (Continued)</p> <p>Commissioner Cadwell stated that plan for the EOC is for 60,000 square feet and he assumes that includes the dispatch and some administrative offices for Lake-Sumter EMS.</p> <p>Mr. Bannon will clarify that later.</p>	BANNON/HALL
	<p>Expo Hall & Fairground Improvements</p> <p>A presentation of six options by Ronald Lang, Harvard Jolly</p> <p>Mr. Bannon explained that the Board approved a \$6 million budget for this project in 2002.</p> <p>Mr. Lang described the site and options A-F.</p> <p>Ms. Hall stated that next week's meeting between the Board and the City of Eustis (Feb 23) will include a discussion on the possibility of swapping land.</p>	BANNON/HALL

	<p>Frank Royce, Eustis City Commissioner, explained that the City of Eustis owns property two miles east of the intersection of SR 19/CR 44 bypass and more than 40 acres may be available for a swap. He noted that the City Commission has not discussed the swap issue.</p> <p>After further discussion, the Board agreed that they need more details on the City's property. Staff will explore the option and, hopefully, have information ready for the February 23 joint meeting with the City of Eustis. Ms. Hall confirmed that \$6 million is earmarked for this project.</p>	
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